

GREEN LEAVES

The Newsletter of the Fairlington Green condominium Association

Summer, 2007

THE POOL IS OPEN!!! JUMP IN...

The Pool opened Memorial Day weekend and will remain open through Labor Day, September 3, 2007. The pool is open weekdays from 4:00 p.m. to 8:00 p.m. through the 3rd week in June and from 10:00 a.m. to 8:00 p.m. every Saturday and Sunday and weekdays through Labor Day.

Passes have been sent out for each owner/resident in good-standing along with one guest pass. Replacement passes will be issued upon payment of \$5. Passes are not transferable. Please remember to sign-in when arriving at the pool. If you have not received or requested your passes, please contact Associate Community Manager, Kristie Yoder, at 703.848.4332.

Guests are permitted at the pool enclosure if accompanied by a resident showing a valid Fairlington Green recreation pass and guest pass. The resident must enter the guest's name in the pool registration book. Special permission of the pool manager, i.e., the guard in charge, is required for residents wishing to bring more than five (5) guests at a time.

Premier Aquatics, our new professional swimming pool management service, is responsible for the maintenance, cleanliness, safety, and order in and around the swimming pools. Employees of the pool management company are in full charge of the pools at all times, and responsible for the enforcement of these rules and regulations. At least one employee who holds an Arlington County Swimming Pool Operator's License will be on duty at the pool at all times.

The pool is in excellent condition this year and the hot water heater has recently been replaced for the showers in the pool bathrooms. The water is cool and refreshing, so join your neighbors for a swim and some relaxation at this neighborhood oasis!

MESSAGE FROM THE PRESIDENT: MAINTAINING THE ROOFS OF FAIRLINGTON GREEN...

The roofs of Fairlington Green (FG)—especially the slate roofs—add considerable character and beauty to our neighborhood. They have also been the subject of several inquiries from homeowners over the last few years. In an effort to clarify the approach of the association for the scheduling and financing of maintenance, repair, and replacements of the roofs, the following information is offered.

Since 1993, the association has benefited from and relied upon the work of Seal Engineering to determine the condition, maintenance needs, and estimated costs associated with repair of the roofs. In 1995 a comprehensive report was provided to the association's Board of Directors to help guide decisions about future repair and replacement schedules. All of the FG roofs were visually inspected; sample tiles were removed for laboratory testing; the underlying felt and wood decks were inspected and evaluated; and, other roofing components such as sealant joints, gutters, and downspouts were assessed. With the exception of half of one roof (which had been fully replaced), all of the roofs at that time represented the original roofs installed when the community was built in the early 1940s. A number of the roofs included individual replacement shingles and the quality of these repairs were highly variable—with some being of high quality and others poorly or improperly installed. In total FG has 34 different buildings (which include 53 distinct roof surfaces): 30 buildings have sloped roofs with slate shingles; 2 buildings have sloped roofs with clay tiles; one building has sloped roofs with asphalt shingles; and, one building has sloped roofs with cement roofing shingles.

The testing of the tiles was performed to determine the type and grade of the variable materials used among the FG roofs. This was of particular importance as it relates to the slate tiles because different grades of slate have considerably different lengths of expected service life (the time before it is

anticipated that they will need partial or full replacement):

- **Grade S1:** over 75 years
- **Grade S2:** 40 to 75 years
- **Grade S3:** 20-40 years

Based on the findings of these tests, six different shingle types and grades were identified throughout the FG community. Some identify the different kinds of slate used and the others indicate non-slate materials on other roofs. In all cases, the testing system evaluates the water absorption, hardness, and elasticity of the materials used. All calculations for projecting the timing and costs of repair and replacement also assume proper and regular maintenance of the roofs. The following tile and shingle materials and their relative conditions and service life exist within the Green:

- **Buckingham Slate Shingles:** New tiles of this type have a life expectancy of over 100 years. The roofs in the Green containing this kind of slate graded between S1 and S2. It is anticipated that as of 1995 these roofs had between 20 to 50 remaining years of service life. Recognizing that repair of individual shingles and other roofing materials may be required periodically. (used on 8 original roof surfaces)
- **Vermont Slate Shingles:** New tiles of this type have a life expectancy of 100 years. The roofs in the Green containing this kind of slate graded between S2 and S3. Again, providing for sufficient maintenance and repair to sustain this grade level. (used on 19 original roof surfaces)
- **Bangor Slate Shingles:** These slate shingles are well-known for containing a considerable amount of contaminate materials, which contribute to much faster deterioration rates compared to other high quality slates. The contaminates react with moisture and oxygen and cause swelling, thinning, and resulting breakage in these slate tiles. The condition of the Bangor Slate roofs in FG varied significantly, but of the 40 samples tested only one met the Grade S3 standard. 27 samples tested with high moisture absorption rates and low breaking strengths. Because exposure to freezing and thawing cycles has considerable impact on the deterioration rates of Bangor slate, the roof tiles with southern and eastern exposure were in significantly worse repair. So much so that recommendations for replacement of these roofs is based on a “half-roof” schedule, which has the southern/eastern exposed halves being replaced within 3-5 years of the report, while

the other halves are expected to have as much as 20 more useful service years. (used on 11 original roof surfaces)

- **Clay Tile Shingles:** The clay tiles on the FG roofs were assessed in fair condition. It was not anticipated that these roofs would require replacement for at least another 15 years. Missing and cracked tiles will require replacement and repair. (used on 2 original roof surfaces)
- **Cement Roofing Shingles:** These shingles were in fair to poor condition. Upon an updated assessment in 2003, it was determined that this roof required replacement. This type of shingle was no longer manufactured. Therefore, slate shingles were recommended as the new material. (used on 1 original roof surface)
- **Asphalt Shingles:** In the early 1990s these shingles were installed on a single roofing surface. The shingles are in relatively good condition and have an anticipated service life of 20 years from the time of the original report.

The remaining roof surfaces in FG are **flat roofs**. Referred to as “built-up”, they consist of asphalt and tar roof coatings. Because of the roof design and the nature and durability of applicable materials, these roofs need much more frequent replacement. In general, these roofs require full replacement every 20 years. Most of the built-up roofs were in considerably poor condition at the time of the original report and full replacement was recommended within 3-7 years.

Based on the evaluation of the visual inspections, material conditions, and the standards for determining service life, Seal Engineering prepared a roof replacement and repair schedule for the Green. A complete update to this original schedule was conducted in 2003 and a subsequent report prepared in January 2004. This report was reviewed again with a representative from Seal Engineering during our February 2007 Board meeting.

In both the 1995 and 2004 updated replacement and repair schedules received from Seal Engineering, it is only the Bangor slate roofs that have half or full replacements scheduled. Roofs with original Buckingham slate are not included for any level of replacement. Replacement of only 5 of the 19 Vermont shingle roofs are included in this schedule and the earliest date for these replacements is 2015 (75 years after their original installation).

Most of the replacement work that has occurred from 1994 through late 2006 was completed on Bangor

slate roofs and the flat roof surfaces. All sloped roofs have been replaced using Vermont slate shingles. Yearly maintenance recommendations and estimated costs are included for all roofing surfaces in the report.

This schedule of repair and replacement from Seal Engineering serves as a guide for the Board when making decisions about annual reserve funding expenditure and contribution schedules. The information also served to inform the findings and recommendations of the reserve study completed this month by PM+ Engineers for all of the FG property elements. These are both very important tools for determining adequate financial projections for the annual budgeting process. There is one challenge presented by estimates prepared at any given time for roofing repair and replacement that must be considered when projecting costs over multiple years. A number of materials used in the roofing process are petroleum-based and their costs are therefore subject to the highly volatile pricing within oil markets.

When repair and replacement is scheduled by the Board, a preliminary inspection/assessment is conducted by Seal Engineering to determine specific repair and replacement needs at that time. The scope of this work is then competitively bid out to qualified contractors. The work of the contractors is overseen by Seal Engineering and payment is approved by the Board only after receiving certification from them of a suitable standard and quality of the work. Minor repair work to individual tiles, gutters and downspouts, and other ancillary components is performed on an as-needed basis by our building maintenance contractor, Engelking, Inc.

If you have any questions or would like more information about the roof repair and replacement schedule of Fairlington Green, please contact me by email: stacey.knobler@gmail.com or by phone: 703.822.5980 (anytime before 7PM).

Stacey Knobler

UPCOMING BOARD & HOMEOWNER MEETINGS

The Fairlington Green Board of Directors will meet on Wednesday, June 20 at 7 p.m. at the offices of Legum and Norman at 4401 Ford Avenue, Suite 1200 in Alexandria. The location is close to the Fairlington Villages just across King Street. Homeowners are encouraged to attend the meetings. If you wish to bring a matter to the attention of the Board, time is set aside at the beginning of each meeting for a Homeowner's Forum. If you wish to take advantage of this

opportunity, please contact Steve Navar at Legum & Norman at least three days in advance of the meeting to have your item placed on the meeting's agenda. If you plan to attend a board meeting, please be advised that sometimes illness or emergencies may prevent the board from achieving the *quorum* required to conduct Board business or the meeting may be cancelled due to inclement weather. In these instances Board meetings will be rescheduled.

Future meetings are currently scheduled on the following dates at the Legum and Norman offices: July 26. There is no August meeting. The date of the September annual meeting of co-owners will be announced in early August.

Please check the Fairlington Green website at: www.fairlington.org/greenindex.html for updated information on upcoming meetings, board meeting minutes, the Green Leaves newsletters, the Fairlington Green Handbook, and events.

KNOW YOUR ASSOCIATION

Whether you are a long-time resident or new to the community, take the time to get to know your association and about life in the Green.

The governing documents of the condominium are provided to co-owners at settlement and include the Master Deed and By-laws of this Association and other pertinent information. Co-owners are strongly encouraged to read them as they explain their **rights and responsibilities as co-owners**. In addition to these documents, the Welcome Handbook (available on the Fairlington Green website and through Legum & Norman) provides much useful information about living in the Green. All documents are available upon request from Legum & Norman.

If you rent your property, please consider providing copies of relevant information such as trash, parking, pool, and grounds maintenance regulations to your occupants. This can help to avoid inadvertent violations and prevent the need to follow-up with the occupants when you receive notification of the infractions.

WE NEED VOLUNTEERS:

THE COMMUNITY AFFAIRS COMMITTEE:

During the homeowner's forum of the association's October meeting, several co-homeowners suggested the formation of a *community affairs committee*. The objectives of such a committee would be to promote a sense of cohesion and community engagement among the residents of Fairlington Green.

Events and activities would be designed by the committee and supported by the Board in order to achieve these objectives. One member of the committee would serve as a liaison to the Board in order to periodically update the Board on the activities of the committee. Ideas for events are welcome, too. If you have any suggestions please contact Corry Schiermeyer (corryschiermeyer@comcast.net).

The Board agrees that such efforts would make a very positive contribution to the Green. Please consider volunteering. If you are willing to serve the community in this capacity, please contact Corry Schiermeyer (corryschiermeyer@comcast.net) for more information. We will hope to discuss and establish the committee during one of the next few monthly meetings of the Board.

Additionally, if you would like to be emailed about events or other information regarding Fairlington Green, please send any Board member or the Board email (fairgreen@yahoogroups.com) your email information. We are contemplating putting together a listserve to enhance communication with the residents.

YOUR ASSOCIATION AT WORK...

Erosion & drainage repair efforts have moved into the second phase of the schedule. The Board approved construction and other solution designs from T. Downey Associates in February. After a competitive bidding process, the Board selected Shenandoah Landscape Services to perform the work. The work has recently begun and is scheduled in several different areas of the Green. In some cases, sidewalks and common area front lawns and gardens may need to be removed and replaced. Every effort will be made by the contractors to keep any disruptions to a minimum. We anticipate that most of the construction and installation efforts will be complete—weather permitting—by early July.

The Reserve Study and annual financial audit for the association were recently completed and reported to the Board. The findings and recommendations from these reports will play an important role in the development of the FY08 operating budget and decisions regarding the necessary annual contributions to the reserve funding accounts of the FG association. The Board has begun working with L&N to finalize these financial schedules in advance of the September annual meeting of co-owners.

The Management Company Search committee along with the Board have finalized the Request for Proposal (RFP) documents to be circulated to eligible property

management companies (PMCs) at the beginning of June. We wish to thank all of the homeowners who took the time to complete the recent survey intended to inform these efforts. Your input was quite valuable and helped to focus the elements and priorities of the RFP. Final bids from interested PMCs will be submitted by June 29, 2007. We anticipate the selection of a PMC and negotiated contract to be complete by early August. Information about the results of the search process will be included in the annual meeting materials distributed in late August.

LANDSCAPE COMMITTEE UPDATE

Fairlington Green Landscape Committee Update ...

The following are Landscape Committee actions presently underway:

We are presently in the process of fine tuning our lawns, edging, evaluating winter loss of trees and shrubs and planning replacements; completing tree trimming; shrub trimming; developing a plan for a systematic replacement of aging shrubs which in many cases are safety issues as well as too big. We are also working in conjunction with the water/drainage issue project team making appropriate, corrective changes.

Fairlington Green Beautification ContestThe Landscape Committee will again sponsor a beautification contest for best contribution to Fairlington Green's natural beauty. Please enter and identify your contribution to our Community's beauty by registering your garden, entrance or contribution no later than June 27th to your Area Coordinator: Joan Kindred, Cherry Area; Brenda Burns, Oak Area; and Sandi Paige, Apple Area. See contact information below. This year we offer a first, second and third prize. (\$100, \$50 and \$25, respectively.) The Landscape Committee will again provide funds, out of pocket, for the purchase of gift certificates from a local nursery. Winners will be notified by the Fourth of July and announced in the following issue of *Leaves*. Sorry, no patios will be considered this year. Our focus is what can be seen and appreciated by all.

Local garden outlets and nurseries ...If you are new to the area, consider **The Apple House** which is conveniently off Quaker Lane and Braddock Road; **Merrifield Garden Center**, 8132 Lee Highway; **Home Depot** in the Trade Center on S.Pickett; and **Lowe's Hardware** on Rt 1, Alexandria for a full range of beautiful flowers, hanging baskets, shrubs and trees and all adjusted with the growing season. Be sure to get suggestions and counsel from friends as to pricing and selection. They vary considerably.

“Our gardener’s” have had great success with impatiens, ferns and hosta for shady areas; while wave petunias, geraniums and other annuals, now appearing in nurseries, flourish in full sun. Camellias do very well along red brick walls with a southern exposure. Tulips, daffodils, crocus and MANY more seasonals are very popular in the Green. As bulbs start to go on sale, pick up a batch and plant them with next year in mind. We would strongly recommend that you seek suggestions and counsel from those in our Community who have gardens which you find appealing. Keep “the Green” beautiful!!

- “**Azalea Project**”: please consider “contributing to our “Azalea Project”. We are losing many of our beautiful azaleas due to age and lace bugs. We ask you to consider planting one or more azaleas in your neighborhood as a contribution to the beauty of our Community.
- **Please continue** to water our young elms, and the newly planted Fairlington Green and Arlington County replacement trees. County trees are staked and border the street. We would greatly appreciate your watering all of our new trees so they can quickly establish themselves and flourish.

Do you have a landscape issue?

For a quick response, please contact your Fairlington Green Area Coordinator. For management purposes each of the three “islands” that comprise Fairlington Green have been given the name of a tree dominating that area: Oak, Apple and Cherry.

Contact your Area Coordinator and they will assist you with your needs.

Oak Area: Closest to the pool, bordered by 32nd Road, S. Utah, 32nd Street, S. Stafford:

Co-Chair, Brenda Burns, 703-671-3584 or email: brentonio1544@hotmail.com

Cherry Area: Closest to Fairlington Community Center, bordered by 33rd Street, S. Stafford, 32nd Road and Quaker Lane.

Co-Chair, Joan Kindred: 703-931-6458 or email: jkind83037@aol.com

Apple Area: Closest to the dog run, bordered by South Stafford, Quaker Lane, 32nd Road and S. Stafford:

Co-Chair, Sandi Paige, 703-671-9244 or email: sandrajune9244@aol.com

Other members of our Landscape Committee are Cari Harlach, Beth Burns, Kathy Becker, Co-Chair, Peter McCarthy, and our pro bono advisor, Bill Sullivan of Sullivan’s landscaping.

Role of your Landscape Committee:

Provide stewardship in maintaining and improving Fairlington Green’s beauty; its treasure of beautiful trees, flowers and greens; maintaining its Historical Certification standard; and to increase property value and appreciation.

Landscape Committee notes for pet owners....

Please remember good dog etiquette, and have dogs relieve themselves at curbside or curb patio rather than on our beautiful lawns. We have spent sizeable sums of money to eradicate urine burns.

A recent pet safety issue has presented itself in the form of substantial numbers of baby back rib bones are being found along curbs and curb grass terrace areas. Rib bones and chicken bones will choke dogs as well as being a source for disease. The source of the bones may be discards from automobiles or from garbage bags being torn open by squirrels, crows and other animals.

Cat owners, beware of free roaming, in that foxes sightings have become more frequent in the area.

We thank you for your support and assistance; and wish all a very happy, healthy and safe summer.

The Fairlington Green Landscape Committee

PET ETIQUETTE FOR FAIRLINGTON GREEN NEIGHBORS

Pets bring enjoyment to many of the households within Fairlington Green. Animal residents and owners are reminded of efforts to take to keep our furry friends good neighbors.

Dog Owners...County ordinance requires you to pick-up and bag your dog’s droppings. These droppings can be placed in any of the conveniently located receptacles throughout the Green. Be courteous of your neighbor’s lawns and gardens, and have **dogs relieve themselves on the grass terrace between the curb and sidewalk and not on our lawns or in our planting beds.** We have spent substantial association funds eradicating urine burns from our beautiful lawns and hope to spare such expenses in the future.

A recent pet safety issue has presented itself in the form of substantial numbers of baby back rib bones are being found along curbs and curb grass terrace areas. Rib bones and chicken bones will choke dogs as well as being a source for disease. The source of the bones may be discards from automobiles or from garbage bags being torn open by squirrels, crows and other animals.

Cat Owners... Please seriously consider keeping your feline friends from roaming freely in the neighborhood. Roaming creates opportunities for disease and risks from predators. Foxes are living in the area and sightings are not uncommon.

PARKING

We have received several complaints regarding numerous vehicles without parking permits parked for long periods of time in the reserved parking lots.

Please remember each residence is allowed one car to be parked in the Fairlington Green lots and you must make visible your parking permit while parked in the reserved lots. All guests should park on the street, not in our lots. If you have guests meeting you at the pool, please make sure they know to park on the street, not in the reserved parking lot.

Members of the Board of Director's will issue parking tickets to those who are violating the parking regulations. Additionally, Board members may also tow any vehicle parked in reserved lots without parking permits. While the Board does not wish to issue tickets or tow vehicles, repeated complaints to the Board will require action.

WATCH FOR BIRDS IN YOUR VENTS:

Last year some residents had to deal with birds building nests in dryer vents. Birds can introduce all sorts of fun little bugs into your house through the vent. More importantly the nests can significantly block the flow of air almost rendering your dryer inoperable and cause a build up of heat within the vent potentially creating a fire hazard. This problem can be easily and cheaply remedied by placing some metal mesh wire over the outside vent opening, blocking the birds from being able to get in to build nests. Often you may not know the birds are fast at work on the vent, but you may notice a rapid decline in the functionality of your dryer. The problem can pose some minor health to severe safety issues for you and your neighbors' homes.

PROTECT YOUR ELECTRICAL LINES AND YOUR WALLET

The electrical lines that run between the meters and our homes are aging and occasionally fail. Homeowners are responsible for repairing these lines if a failure occurs. Because replacement of these lines can run into the thousands of dollars, homeowners are urged to purchase insurance for the replacement of these lines. Dominion Products and Services, an affiliate of Dominion Power, offers the In-Home

Electric Line Repair Program for a monthly fee of \$3.50 added to your utility bill. This program is designed to reduce the cost of unexpected electrical repairs to your home. Please note if your lines need replacement, this coverage does not include common areas inside or outside of the fenced back yard, which are the responsibility of the individual homeowner. You can enroll by calling 1-866-328-8651 or online at http://retail.dom.com/products/warranty/va_electricline.jsp.

TRASH TALK

Trash pick-up is scheduled for 8:00 a.m., Mondays through Saturdays, except holidays. **Trash may be placed outside for pick-up only on the mornings scheduled for collection. Please refrain from placing trash out the night before pick-up. These bags will attract rodents and other pests and often lead to trash being spread around the neighborhood.** When this occurs, please consider removing this trash and other litter when you find it in the community.

Trash is not picked up on the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Veterans Day, Thanksgiving Day, and Christmas Day. **RECYCLING DAY IS WEDNESDAY.** The only products recycled include glass, plastic, aluminum, and newspaper. Broken-down cardboard boxes may also be included. Large trash cans for co-mingled products are placed throughout the community on Tuesday evenings. Newspaper must be wrapped or packaged to prevent it from blowing loose and littering the community grounds. It should be placed next to the large recycling trash cans. **LARGE ITEM PICK-UP** is scheduled on the **FIRST SATURDAY** of EVERY MONTH by the County. These items should be placed at the street curb, NOT the interior parking lot curbs.

RECYCLING CONTAINER LOCATIONS ARE MARKED WITH SIGNS POSTED AT THE FOLLOWING SIX (6) LOCATIONS:

- 3139/3165 S. Stafford Street: At the parking lot curb for these houses
- 3207 S. Stafford/4105 S. 32nd Road: End of the houses
- S. Stafford Circle by 3277 S. Stafford
- 3224/3246 S. Stafford Street: At the parking lot curb
- End of the parking lot at 4207 S. 32nd Road
- 4313 S. 32nd Road/3233 S. Utah Street: Rear/end of houses on the parking lot sidewalk

CARE OF OUR SEWER LINES

We are again experiencing back ups in our sewer lines. Here's a friendly reminder of what should not be placed in sinks or waste disposals, drains, and/or toilets:

- Egg shells
- Grease
- Large amounts of rice or pasta
- Coffee grinds
- Stringy vegetables, e.g., celery, corn husks.
- Large sanitary items
- Disposable diapers
- Paper towels
- Facial tissues, especially those treated with moisturizers
- Toilet tissues treated with moisturizers
- Dental floss
- Cat Litter
- Pet or human hair
- Cigarette butts

We ask that each individual owner/resident purchase an enzyme sewer cleaner (available at most home improvement and hardware stores) and on a monthly basis pour some down all of your sewer drains (toilets, tubs, sinks) to help to keep the lines clear. We appreciate your attention and assistance in this matter.

What do you do if you have a sewer back-up in your unit? If sewage is entering through lower floor (basement) drains or toilets, it is the management's responsibility to respond. Owners should contact Legum & Norman to schedule a plumber for repairs and a restoration company to clean and sanitize the unit.

COMMUNICATIONS COMMITTEE

We still need good input and ideas. We are looking for volunteers to help with the newsletter GreenLeaves and overall communications activities for the community. We are working on providing quality communication between the Board, the Management Company and the residents of Fairlington Green. If you are interested in contributing to GreenLeaves or the website or if you have other ideas for us to better communicate, please contact Corry Schiermeyer, corryschiermeyer@comcast.net or April Isenhower, aprilisenhower@hotmail.com.

Please check the Fairlington Green web page, www.fairlington.org/greenindex.html, for updates on what is going on in the Green.

FAIRLINGTON GREEN BOARD OF DIRECTORS

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**Please email or call Kristie for maintenance work orders*

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Business Hours:

Monday-Thursday, 9:00am-5:00pm
Friday, 9:00am-3:00pm

After Hours and Weekend Emergencies

703.600.6000

Towing (to retrieve a towed car)
A-1 Towing, 703.416.0710

USEFUL ARLINGTON COUNTY TELEPHONE NUMBERS

Police (non-emergency)	703.558.2222
Dominion Power	888.667.3000
Animal Control	703.931.9241
Dog Park (Parks & Recreation)	703.578.3989
Dog Bites & Running off-leash (call Animal Control)	
Use of Park After Hours (Police)	703.558.2222
Utah Field Maintenance Issues (trash pick-up, field conditions, locks and gates, etc)	
7:30am to 4:00pm	703.228.6525
After Hours	703.228.6555